

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22239

Property Information

property address: 609 E 20TH ST
legal description: CITY OF BRYAN, BLOCK 55, LOT 6
owner name/address: PEOPLES MORTUARY
609 N HOUSTON AVE
BRYAN, TX 77803-4143
full business name: Peoples Mortuary
land use category: Public/Semi-Public type of business: mortuary
current zoning: RD-5 occupancy status: occ
lot area (square feet): 5750 frontage along Texas Avenue (feet):
lot depth (feet): 115 sq. footage of building: 4366
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
50 ft.

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): brick
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, west side
fr = 0 / str side = 10 / pop side = 44 / rear = 14
approximate construction date: 1970 accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no N/A
other improvements: ☒ yes ☐ no (specify) 2 awnings
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☒ abandoned ☐ in-use
of signs: 1 type/material of sign: Plastic & Metal
overall condition (specify): rusty metal, stained plastic = Poor
removal of any dilapidated signs suggested? ☒ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2
lot type: ☐ asphalt ☒ concrete ☐ other
space sizes: good sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: good
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: nice shrubs

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

headstones in yard